

8. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

9. It is understood and agreed by and between the parties hereto that the Lessor shall paint all of the woodtrim on the outside of the building and shall paint and clean all of the interior on the groundfloor, repair the walls and ceiling and either patch or put in a new floor in the rear half of the building so as to support heavier weight. Lessor shall place a new plate glass front in place of the present front and put a door or doors in the middle of the front, said door or doors being calked and equiped with proper stops; Lessor shall install a laboratory and commode and replace the present sink with another laboratory and patch the holes in the basement or put a skim coat over the present cement floor. Other than the above, it is agreed that any remodelling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. However, same shall not be made without the prior permission of the Lessor, and the Lessee covenants and agrees that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall replace the said glass with glass of like size and quality at its own cost and expense. Lessor shall maintain the roof, exterior walls and downspout of said building at their own cost and expense. Provided, however, Lessor shall not be liable for damages until they have had notice of any defect and have had an opportunity to have same repaired. Lessor does hereby agree to give Lessee use of the alley immediately to the rear of the demised premises.

10. It is understood and agreed that the Lessee is to furnish all light fixtures in the demised building and permission is given them to install a life or